



City of Wheatland

111 C Street Wheatland, California 95692

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NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Notice is hereby given that the City of Wheatland, acting as Lead Agency under the California Environmental Quality Act (CEQA), will receive public comment and recommendations on a Initial Study/Mitigated Negative Declaration (IS/MND) prepared for the Bishop's Pumpkin Farm. The review period extends for 30 days, beginning at 8:00 a.m. on July 9, 2010 and ending at 5:00 pm on August 9, 2010. All comments regarding the IS/MND must be received by this ending date and time.

Location: The proposed project is located at 1415 Pumpkin Lane in the City of Wheatland. The project site is identified by Assessor's Parcel Number 015-180-109.

Project Description: Bishop's Pumpkin Farm occupies approximately 40 acres and the primary pumpkin sales and related operations occur from mid-September through October 31st. The project applicant has requested that the City of Wheatland annex the pumpkin farm property and has submitted an application requesting Council approval of an annexation resolution and pre-zoning of the site to Agriculture Exclusive - Planned Development (AE-PD) zone. The existing General Plan designation of the site is Park and the proposed pre-zoning and existing use of the site is consistent with the General Plan designation. The applicant is not seeking to change the existing use of the site. The proposed annexation will allow the Bishop's Pumpkin Farm to connect to the City's water and wastewater system. In addition, a PD zone will be created consistent with the recent Planned Development Ordinance adopted by the City Council. The purpose of the PD will be to outline the existing uses that are permitted and to define the process necessary for any future expansions or modifications to the site operations. If the City Council approves the annexation request, an application will be submitted to the Yuba County Local Agency Formation Commission (LAFCo) for annexation.

Significant Environmental Impacts Anticipated: Impacts to Cultural Resources, Public Services, Transportation and Circulation, and Utilities and Service Systems. The IS/MND determined that all impacts could be reduced to less-than-significant levels with the implementation of required mitigation measures.

Hazardous Materials: The project would not occur on a site that has been identified on lists enumerated in Section 65962.5 of the Government Code.

Location Where Document Can Be Reviewed: This document is available for review at Wheatland City Hall, 111 C Street, Wheatland, CA 95692. The document can also be accessed through the City's website at <http://www.wheatland.ca.gov/>.

Comments on the Draft IS/MND must be received, *in writing*, by the end of the review period, which is Monday, August 9, 2010, at 5:00 p.m.

Submit comments to:

Mr. Steve Wright, City Manager
City of Wheatland
313 Main Street
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